

**MINUTES OF THE  
WEST LAFAYETTE REDEVELOPMENT COMMISSION  
July 19, 2004**

Redevelopment Commission members present: Steve Belter, Earle Nay, Chris Corrigan, Patsy Hoyer and Sandy Pearlman. Also in attendance: Mayor Jan Mills, Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Development Director Josh Andrew, Bev Shaw and Cindy Loerbs-Polley of the Development Department, Tom Gall of TJ Gall & Associates, Steve Hardesty and John Collier of Hawkins Environmental, City Council member Patti O'Callaghan, and citizens and members of the media.

Mr. Belter called the meeting to order at 10:55 am. *(Directed to Ms. Loerbs-Polley)* Have all the appropriate notices been posted and sent out to the media. Ms. Loerbs-Polley answered yes they have.

**OLD BUSINESS**

Mr. Nay made a motion to approve the June 21, 2004 minutes. Ms. Pearlman seconded. No corrections were made. The motion passed unanimously 4-0.

**NEW BUSINESS**

Mr. Hardesty stated that he has an overview and updates of the Sagamore West plan. *(Maps were presented.)* I'd like to talk about the conceptual master plan, which will include banner poles, street lights, and sidewalks. Mr. Collier will talk to you about gateways and Ms. Shaw will talk about trees and landscaping.

We have two types of poles that we've identified that we would like to use. One is what we are calling a banner pole, which will just have banners on it. The other will be new street lights with banners on them. Existing sidewalks are marked on here as a white line and new sidewalks are keyed as a magenta line. The trails are the same but wider lines. We tried to put some banner poles at the beginning of the project at the western end and have them at a repetitive spacing throughout that area. We are still reviewing some of them. This is a work in progress. We've got banner poles coming in the whole area from Win Hentschel down to Yeager Road. We start lighting in the Yeager Road area. Part of the problem that we have with putting lighting in this area is the difficulty of putting them close enough to the roadway to be effective. Part of the problem with some of the higher speeds is that you have to put them so far back from the roadway and it becomes difficult to get the lighting from the types of poles that we want to put out there. *(Pictures of the types of poles were distributed and locations of the poles were pointed out on the maps.)* These are installed in Crawfordsville on US 231. It is sort of an ornamental type of pole. It has a certain characteristic type look to it.

The other thing that we've already talked about before that I'd like to update you on again is the sidewalk plan. In the next year or two, and hopefully some this year, we'd like to start with the new sidewalks. *(Areas were pointed out on the map where sidewalks would be added.)* We've run into some difficulties in the area on the north end in front of University Square and Pizza Hut because we need to acquire some easement for right of way along the frontage road. That may slow down some of those pieces in that area.

The addition of some trails and extending it down is the other thing that we've discussed. It is one of our lower priorities. (*The trail areas were pointed out on the map.*)

Mr. Corrigan asked how many poles and lights we are talking about. Mr. Hardesty said 26 lights and 51 banner poles, but some of these are going to be eliminated, especially the ones that are in question.

Mr. Collier stated that he wanted to give an update on the gateways. The primary gateway feature is the one that'll be closest to Soldier's Home Road. The goal was to come up with some conceptual ideas for this and in that I kept looking at the possibilities of creating these tapered walls. Each time I'd look at that I'd find some problem with different things. I ended up putting in the sign wall spaces that are perpendicular to the path of travel. (*A map was shown of the enlarged view of the gateways.*) We could still have an overlook concept looking down over the parkway off to the east. It will be a completely separate entity though. I've been asking a lot of people over the past few months if there was a symbol or image that was representative of West Lafayette and there isn't. I would like to come up with something that would say that this is West Lafayette. I've come up with this. (*A picture was shown of the sign.*) We would use a smaller version at different points to keep things consistent. The last one, we are hoping to work something out with Great Lakes, would go at the very northwest edge. It would be a little larger and would be an exact replica that would be at the other end, except that it would be leveled out at the bottom because we don't have the topography to deal with. We could add a tapered wall that curves down into the ground in places that we have topography issues to deal with. We would definitely want these signs to be lighted in some fashion. The blue that I've selected will be consistent with the Wabash Landing sign and is relatively consistent with the blue that our consultants have proposed for the wayfinding portion of West Lafayette.

Mr. Belter stated that he thinks that we shouldn't play down the West Lafayette part of the sign at the west end because we are entering the city at that point. Mr. Collier stated that the only concern that we have at that site is that we don't want to upstage Great Lakes sign. We were trying to keep this one low key. If we run into a problem with that site, we may have to find another location for that one.

Mr. Belter stated that I'd like to make it obvious that you're entering West Lafayette. Mr. Collier said certainly. Mr. Belter stated that another possibility then if you are concerned with upstaging them would be to make this a West Lafayette sign and put another Sagamore West sign on the other side of Great Lakes. Mr. Collier stated that is a great compromise.

Mr. Nay stated that he has some ideas for the theme. The first one is the new trademark that has been developed for the whole community with the bridge but then that identifies both communities and probably won't work. The second one is to do something with research.

Ms. Hoyer stated that she thought that SWABA was working on a logo. Where are they with that? Ms. Shaw stated that they were working on a logo. They had a graphic artist that is gone now. They have basically taken the branded image that everyone else is using and have applied Sagamore West at the top. It would be nice to give it a flavor of its own to identify us separately.

Mr. Collier stated that he has strong opinions about that. I don't know if it's appropriate for a business area to use that as a part of their image. Market Square doesn't use that. Tippecanoe Mall doesn't use that. Wabash Landing doesn't use that. I think it would be totally inappropriate to use that image for Sagamore West. That is my personal opinion as a developer.

Ms. Shaw stated that we just received word in the past hour from Jo Wade at the Convention and Visitor's Bureau that because this is on a sign at 55 mph and it's set so far back from the road, we aren't required to use this. It would be difficult to see it clearly because it's so detailed. It works on letterhead, but it's not going to work at that distance. We could do the West Lafayette in a similar font but she suggested that we maybe use something that is even cleaner than this.

Ms. Shaw continued with her update on the landscaping stating that the trees and plants that are shown on the maps are basically the icing on the cake. We can't do much of that until the sidewalks are in place and a lot of the other improvements are made. It's very conceptual at this point. With the Tree Fund, we've worked on identifying what some of these tree species may be. 82% of the trees that are on Sagamore Parkway are Ash. Thanks to the foresight of Helen Lillich, we have trees there where in many communities they don't. However, we expect to lose the Ash because of the Emerald Ash Borer so none of them are shown on the map. Any trees that are existing that are not Ash are shown on here and depicted in the orange color. Proposed trees are the others that are shown. They are shown a little more thickly than we actually want to put them in. We want them to be a little more open because we want to be business friendly. Bar Barry's has agreed to take some trees. We will be notifying some other people if this part of the project does go through. The Tree Fund is interested in starting to make a difference now so that the trees have a chance to grow before we start losing the Ash. We won't take any Ash out until they die just in case it doesn't happen.

Mr. Belter asked if someone would notify you (Ms. Shaw) when the Ash Borer has been seen within a certain distance of here. Ms. Shaw answered yes. We would then be under quarantine and we would have very specific direction and federal aid. I got an email within an hour when it was found in a northeastern county of Indiana. The network is that good.

Ms. Shaw continued with the updates by stating that the other plants, as far as the other colors that are shown on the map, are sort of dreaming. It would require maintenance and some decisions to be made on how we might actually be able to pull something like that off. In the long run, it would certainly be nice to have that area beautified and not looking like a left over piece of property.

Ms. O'Callaghan asked if the Commission had any idea about price of the concept? My other question is if you have any updates on getting across Sagamore Parkway? Mr. Hardesty stated that we want to upgrade the crosswalks at the existing traffic signals with the markings. We are also going to pursue a traffic signal at the Town Square entrance. Everything that we are doing sidewalk wise or trail wise is going to feed into those locations in the master plan for the sidewalks.

Mr. Belter asked if you (Mr. Hardesty) are still going to get something for us to construct this fall. Mr. Hardesty stated that the area that is of most concern is at University Square. We need to rectify some property ownership difficulties. In the next couple of weeks we'll have something for review by the City Engineer and the Development Department with other areas we are designing. We are hoping to go out for bid in August or September. That is why we need your authorization next month.

Ms. Pearlman asked if there was any thought of banner colors. Ms. Shaw stated that the thought right now is to go with the blue. It was really up in the air for quite a while but because that's the color that we've been using for the signage at Wabash Landing as well as the big lit sign, it will probably be used throughout the city.

Mr. Belter stated that he assumes that the banners will change from time to time. Ms. Shaw stated that they definitely would. It will be a great place for us to put up Global Fest banners and

Welcome Back banners. There are a number of banner ideas that could take place. In the next couple of months we hope to be coming up with some sort of banner administration guidelines and figuring out what department that happens in.

Mr. Belter stated that the next item of business is the claims. Mr. Nay made a motion to authorize the Trustee to pay claims. Ms. Pearlman seconded. Mr. Belter stated that Ms. Martin isn't here. Ms. Rhodes stated that the claims have been audited in my office. Mr. Belter asked if there were any questions about the claims. None were made. The motion to approve payment passed unanimously 4-0.

Mr. Nay made a motion to approve Resolution RC-2004-7. Ms. Pearlman seconded.

Mr. Andrew stated that \$1,000 is the money that you approved and authorized payment for materials for the activities and the \$30,000 is just additional work that has to be done on Wabash Landing. Mr. Gall stated that you'll notice that this was something that we did budget last year. We anticipated that each year that the project has gone on, the project has changes or revision and changes in labor and trucking. We've had this same change order each of the years that we've had Wabash Landing. It is budgeted on that amount and the state has approved it and made it entirely a city bill.

Mr. Belter asked if this is additional changes we've made or just a reflection of that fact that it's gone on for four years. Mr. Gall stated that it is both. It is inflated for the changes in labor and trucking fuel and in addition to that an example would be the material being put in the concrete so that it could be poured when the temperature was approaching freezing. Mr. Bauman stated that you'll recall that we essentially redesigned a walkway in that area because of the change of not just Scotty's but because of Borders with a whole different set of elevations and drainage and such. Mr. Gall stated that we would have dealt with this in a change order that you had previously except the way that INDOT structures things, they will only deal with the unit prices given at the time the job is bid. We didn't have any choice but to go through that process twice. We did budget the money in your spreadsheet. Ms. Mills stated that the delay was our doing and INDOT, understandably, wasn't interested in paying the extra cost caused by the delay that we made. Mr. Belter stated that when Milestone originally bid this they were going to do this in one or two construction seasons.

Mr. Nay asked if this is the last of the Wabash Landing expenditures. Mr. Gall stated that it's the last of the plan. They still have to close out the job as we've talked about a few times. You have appropriated money for every change order that has been approved and has come through. They still have their final document work to do in order to find where it comes out and that can take them several months to a year. We are currently still working with Milestone to get the irrigation into something that the city will accept. We've had two walk-throughs and have rejected it both times. Each time, water seems to come up in a new place. Milestone continues to work with their irrigation contractors to straighten that up.

Mr. Corrigan asked if the other \$1,000 is for the fence posts. Mr. Andrew stated that is correct.

Mr. Belter opened a public hearing on RC-2004-7.

Ms. Rhodes asked if the snow fence is being donated or is it going to be retained by the Redevelopment Commission as a City asset. Mr. Andrew stated that these are temporary things. Mr. Gall stated that it doesn't have that much life. You roll it up and each year some of it goes away after each use. It's not a long term product. Ms. Rhodes stated that it's more of a supply then. Mr. Gall stated that is correct.

Hearing no further comments from the public, Mr. Belter closed the public hearing. The motion to approve Resolution RC-2004-7 passed unanimously 4-0.

Mr. Gall stated that he'd like to give a brief update on some of the projects that are going on. Friendship House trails are proceeding. The curb is all in and they've prepared an awful lot of it along the drive of Friendship House. The developer has built his step over to it. We expect that trail will get paved in August and will be able to be used this fall. The barn paving should begin in the next two weeks. It was also a part of that change to the original trail contract. Cumberland Park restroom facility will bid in early August and finish up this year. I think that the lights are up. Wabash Heritage Trail and Overlook project, the Tapawingo portion, was completed in time for River Fest and used. That worked out great. The trail segment is laid out from the overlook north around Burnham's and the overlook construction has started. We are looking to finish that up yet this construction season.

Mr. Belter stated that we need to schedule the next couple of meetings.

Mr. Corrigan stated that we brought up a couple of months ago the parking garage's maintenance cost and who was going to pay it. Can we bring that up again at the next meeting? The other thing I'd like is for Renfro to come in and explain where he is and what's going on with the Landing. Mr. Belter stated that I can give you a little bit of that information. There was some maintenance through the construction issues with the garage and the original contractor for that has agreed to make corrections. Mr. Gall stated that the centers are being ground or rebuilt so that the water goes away and drains are being installed in front of the doors to deal with the water and that is going on now. Mr. Belter stated that as far as the maintenance cost of the garage, they have actually started to put the gates down and are collecting parking fees now. That money then goes back into the fund to pay for maintenance. Now that they are using the gates, we should also be seeing income from monthly rentals. The garage is finally, after a significant period of time, actually generating some revenue and that will go towards maintenance. That hasn't all been resolved as of yet and probably won't know for the next couple months as to what kind of revenue that will be generating. The businesses that are down there are doing quite well. The theater's sales are still continuing to increase. Panera's sales are up. They took a significant jump when Border's opened a year ago but they are still doing great. The feed back we got from Herman was that all the businesses there report increases from business with the exception of Roly Poly. The chain as a whole is having some problems though, not just in the Landing. I would say that the leasing is going slowly, although a couple have opened recently. There is one spot left on State Street and we have a couple of people looking at that. There are some people looking along Brown Street. There is a plan to add a vertical element to the Wabash Landing sign to the left of the W in Wabash that would have space on it for 4 or 5 significant business to give those folks improved visibility. That's not as good as hearing from Herman.

Mr. Corrigan stated that we still danced around the issue of who's picking up the maintenance cost and that was the real issue last month. Mr. Belter stated that the plan is still that he pays the maintenance cost, now if the garage does not generate the revenue that we need for the maintenance, I think it's foolish to postpone the maintenance. I can't say at this point in time, that we won't in some fashion end up paying for some of the maintenance cost but we have not agreed to pay for any of the maintenance costs at this time. It doesn't mean that he's off the hook if he doesn't have sufficient income to pay for the maintenance. One way or another though we need to make sure that the garage gets maintained so we get the life time out of the garage that we should expect.

Ms. Mills stated that this is really a work in progress and we are trying to really keep our finger on what's going on so that we don't pay the maintenance. We want to make sure that the partners involved are doing their job in maintaining that garage.

Ms. Rhodes asked what the incentive is that this Commission has in that regard. Mr. Nay asked if Ms. Rhodes means what kind of leverage we have over him. Ms. Rhodes asked what's the incentive? Mr. Corrigan stated that he understands the problem. Is he having to account for that revenue and put it some place specifically for maintenance fees at this point or is it going to his general fund. Mr. Belter stated that it is separate for the operation and maintenance. Mr. Bauman stated that this is similar to the INDOT problem where as the entire process took longer than anticipated to reach the point where the garage is being managed and creating some revenue.

Ms. Rhodes wanted to make sure that the Commission has been notified that if we follow our settlement for the TIF Revenues this year that there is a significant impact on TIF Revenue associated with refunds. The process this year was that people that appealed their property taxes (and some of our major developers did to some extent) and the ones that have been settled, do not result in the changes of assessed valuation and tax rates. What they are doing is actually taking dollars that would have been awarded this year and using it to pay the refunds. In the TIF Districts, you don't have any mechanism to say we would have raised this much and now we're going to have to surrender some of that because of the appeal of taxes in prior years. It is significant in the TIF Districts. At some point, pretty soon, maybe you can present to the Commission the amount that has been settled to date. I have a preliminary list of the ones that are pending and they are significant.

Mr. Belter stated that I assume that this is the same thing, but it looked to me like our June draw in 2004, across the board, was less than half of what we received in 2003. Ms. Mills stated that it would be a good idea to have this information put on the agenda. Mr. Nay stated that this is the best reason that I can think of for not having done the recommendation for turning down the reimbursement last month and the timing is a little bad as far as I'm concerned. Ms. Rhodes stated that on the other hand, the city is going to have to address that short fall.

The Commission scheduled their next two meetings for August 23, 2004 at 12:30 pm and September 20, 2004 at 12:30 pm.

Ms. Pearlman made a motion to adjourn. Mr. Nay seconded. The meeting adjourned at 12:07 pm.

Respectfully submitted,

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Francis Earle Nay, Recording Secretary

Approved:

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Stephen Belter, President

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